LORENZINI SHORT PLAT

CITY OF MERCER ISLAND NO. SUB 22 - 002

A PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER SECTION 18, TOWNSHIP 24 NORTH, RANGE 05 EAST, W.M., CITY OF MERCER ISLAND, KING COUNTY, WASHINGTON

OWNER'S CERTIFICATE
BE IT KNOWN BY THESE PRESENTS THAT WE, THE UNDERSIGNED, OWNERS OF THE LAND LEGALLY DESCRIBED HEREON AND INCORPORATED HEREIN BY THIS REFERENCE AS IF SET FORTH IN FULL, HEREBY DECLARE THAT THIS SHORT SUBDIVISION HAS BEEN MADE WITH OUR FREE CONSENT AND IN ACCORDANCE WITH OUR DESIRES.
IN WITNESS WHEREOF, WE SET OUR HANDS AND SEALS.
DESIGN BUILT HOMES, LLC A WASHINGTON LIMITED LIABILITY COMPANY
BY:
ITS:
REPRESENTATIVE ACKNOWLEDGMENT
STATE OF WASHINGTON) COUNTY OF)
,
I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT SIGNED THIS INSTRUMENT ON OATH STATED THAT (S)HE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE OF DESIGN BUILT HOMES, LLC, A WASHINGTON LIMITED LIABILITY COMPANY TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THIS INSTRUMENT.
DATED
SIGNATURE OF NOTARY PUBLIC
TITLE
MY APPOINTMENT EXPIRES

ORIGINAL LEGAL DESCRIPTIONS:

PARCEL A: (TAX PARCEL NO. 759810-0420-03)

THE EAST 220 FEET OF LOTS 1 AND 2, BLOCK 13, VITUS SCHMID'S EAST SEATTLE ACRE TRACTS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 7 OF PLATS, PAGE 76, RECORDS OF KING COUNTY, WASHINGTON;

EXCEPT THE NORTH 110 FEET OF SAID LOT 1.

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON

TITLE RESTRICTIONS:

PARCEL A:

- THIS SITE IS SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS, RECITALS, RESERVATIONS, EASEMENTS, EASEMENT PROVISIONS, DEDICATIONS, BUILDING SETBACK LINES, NOTES, STATEMENTS, AND OTHER MATTERS, IF ANY, BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH ON THE PLAT OF VITUS SCHMID'S EAST SEATTLE ACRE TRACTS, AS RECORDED UNDER RECORDING NUMBER 78513.
- THIS SITE IS SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS BUT OMITTING ANY COVENANTS OR RESTRICTIONS. IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE. COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, SOURCE OF INCOME, GENDER, GENDER IDENTITY, GENDER EXPRESSION, MEDICAL CONDITION, OR GÉNETIC INFORMATION, AS SET FORTH IN APPLICABLE STATE OR FEDERAL SAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH IN DOCUMENT RECORDED MAY 16, 1972 UNDER RECORDING NUMBER
- THIS SITE IS SUBJECT TO CITY, COUNTY, OR LOCAL IMPROVEMENT DISTRICT ASSESSMENTS, IF

SURVEYOR'S NOTES

- ALL TITLE INFORMATION SHOWN ON THIS MAP HAS BEEN EXTRACTED FROM CHICAGO TITLE COMPANY OF WASHINGTON COMMITMENT NO. 0193785-ETU DATED OCTOBER 14, 2020. IN PREPARING THIS MAP, D.R. STRONG CONSULTING ENGINEERS INC. HAS CONDUCTED NO INDEPENDENT TITLE SEARCH NOR IS D.R. STRONG CONSULTING ENGINEERS INC. AWARE OF ANY TITLE ISSUES AFFECTING THE SURVEYED PROPERTY OTHER THAN THOSE SHOWN ON THE MAP AND DISCLOSED BY REFERENCED CHICAGO TITLE COMPANY OF WASHINGTON COMMITMENT. D.R. STRONG CONSULTING ENGINEERS INC. HAS RELIED WHOLLY ON CHICAGO TITLE COMPANY OF WASHINGTON REPRESENTATIONS OF THE TITLE'S CONDITION TO PREPARE THIS SURVEY AND THEREFORE D.R. STRONG CONSULTING ENGINEERS INC. QUALIFIES THE MAP'S ACCURACY AND COMPLETENESS TO THAT EXTENT.
- 2. THIS SURVEY REPRESENTS VISIBLE PHYSICAL IMPROVEMENT CONDITIONS EXISTING ON JUNE 10, 2021. ALL SURVEY CONTROL INDICATED AS "FOUND" WAS RECOVERED FOR THIS PROJECT ON JUNE 4,
- 3. PROPERTY AREA = $28,644\pm$ SQUARE FEET (0.6576 \pm ACRES).
- 4. ALL DISTANCES ARE IN U.S. SURVEY FEET.
- THIS IS A COMBINED FIELD TRAVERSE AND GLOBAL NAVIGATION SATELLITE SYSTEMS SURVEY. A TRIMBLE S7 ONE-SECOND COMBINED ELECTRONIC TOTAL STATION AND A TRIMBLE R12i GLOBAL NAVIGATION SATELLITE SYSTEMS (GNSS) RECEIVER WERE USED TO MEASURE THE ANGULAR AND DISTANCE RELATIONSHIPS BETWEEN THE CONTROLLING MONUMENTATION AS SHOWN. CLOSURE RATIOS OF THE TRAVERSE MET OR EXCEEDED THOSE SPECIFIED IN WAC 332-130-090. ALL MEASURING INSTRUMENTS AND EQUIPMENT ARE MAINTAINED IN ADJUSTMENT ACCORDING TO MANUFACTURER'S SPECIFICATIONS.
- 6. UTILITIES OTHER THAN THOSE SHOWN MAY EXIST ON THIS SITE. ONLY THOSE UTILITIES WITH EVIDENCE OF THEIR INSTALLATION VISIBLE AT GROUND SURFACE ARE SHOWN HEREON. UNDERGROUND UTILITY LOCATIONS SHOWN ARE APPROXIMATE ONLY. UNDERGROUND CONNECTIONS ARE SHOWN AS STRAIGHT LINES BETWEEN SURFACE UTILITY LOCATIONS BUT MAY CONTAIN BENDS OR CURVES NOT SHOWN. SOME UNDERGROUND LOCATIONS SHOWN HEREON MAY HAVE BEEN TAKEN FROM PUBLIC RECORDS. D.R. STRONG CONSULTING ENGINEERS INC. ASSUMES NO LIABILITY FOR THE ACCURACY OF
- CONTOUR INTERVAL = 2 FOOT. CONTOURS SHOWN ARE PRODUCED FROM A DIGITAL TERRAIN MODEL DERIVED FROM DIRECT FIELD OBSERVATIONS OBTAINED DURING THE COURSE OF THE FIELD TRAVERSE SURVEY. CONTOUR ACCURACY COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS (AT LEAST 90 PERCENT OF THE ELEVATIONS ACCURATE WITHIN ONE-HALF THE CONTOUR INTERVAL).

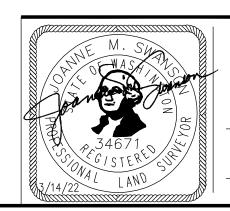
LAND SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS SHORT SUBDIVISION OF LORENZI SHORT PLAT CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF DESIGN BUILT HOMES, LLC IN JUNE 2021, AND SAID SURVEY WAS BASED UPON AN ACTUAL SURVEY OF SECTION 18, TOWNSHIP 24 NORTH, RANGE 5 EAST, W.M.; THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS ACTUALLY SURVEYED; THAT THE COURSES AND DISTANCES SHOWN HEREON ARE CORRECT; THAT REBAR AND PLASTIC CAP WITH SURVEYOR'S LICENSE NUMBER, AS DESCRIBED AND SHOWN HEREON, UNLESS STATED OTHERWISE HEREON, HAVE BEEN SET AT ALL LOT CORNERS AS SHOWN.

SIGNED: JOANNE M. SWANSON, PLS, CFed8 STATE OF WASHINGTON LICENSE NO. 34671

CITY OF MERCER ISLAND APPROVALS

EXAMINED AND APPROVED THIS DAY OF, 2022.
CODE OFFICIAL
KING COUNTY DEPARTMENT OF ASSESSMENTS APPROVAL
EXAMINED AND APPROVED THIS DAY OF, 2022.
KING COUNTY ASSESSOR DEPUTY KING COUNTY ASSESSOR
KING COUNTY TAX PARCEL NUMBERS: 0325059035, 0325059208, AND 0325059211
RECORDING CERTIFICATE:
FILED FOR RECORD THIS DAY OF, 2022, AT M., IN BOOK
OF PAGE AT THE REQUEST OF D.R. STRONG CONSULTING ENGINEERS.
DIVISION OF RECORDS AND ELECTIONS
MANAGER SUPERINTENDENT OF RECORDS





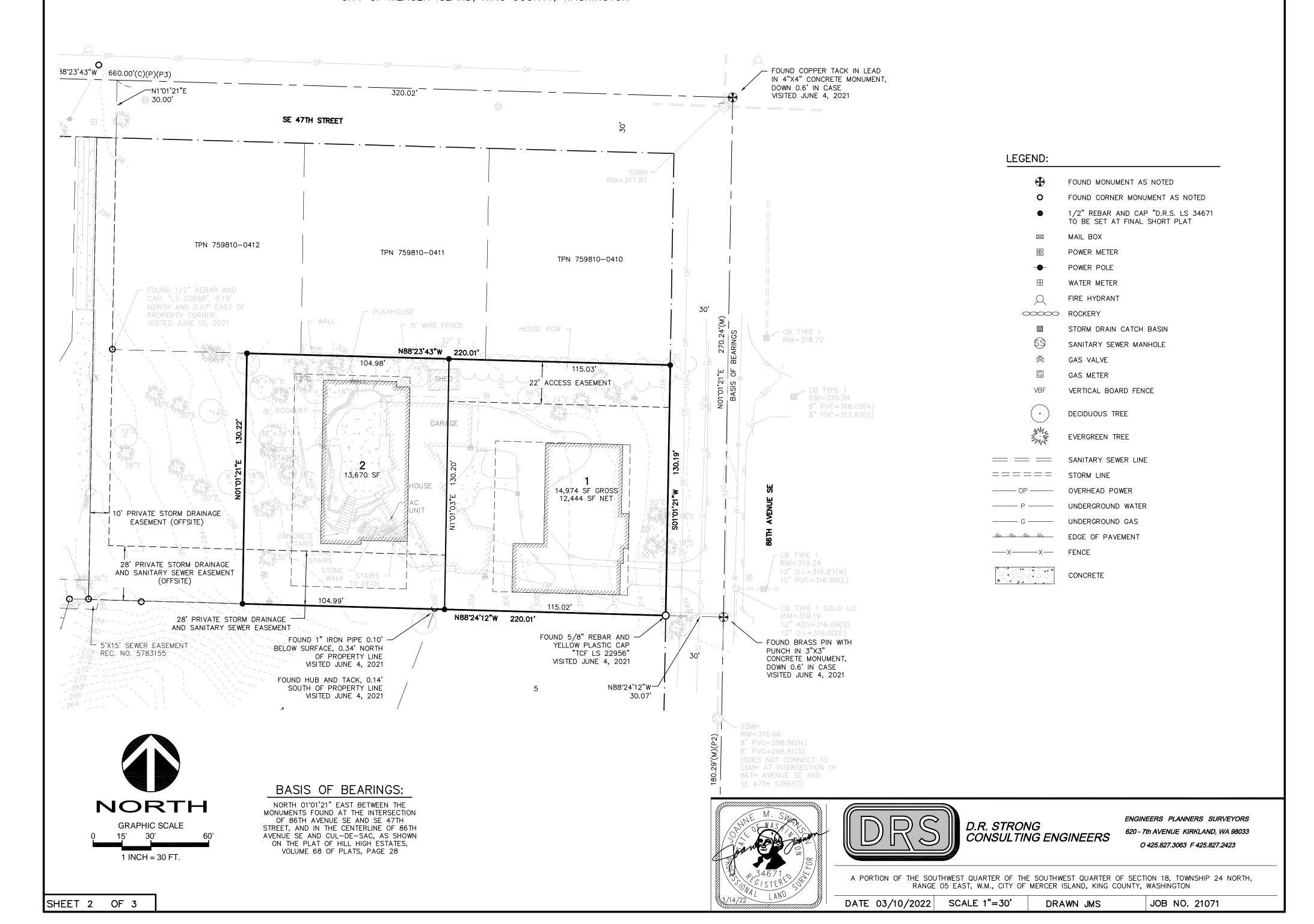
ENGINEERS PLANNERS SURVEYORS 620 - 7th AVENUE KIRKLAND, WA 98033 O 425.827.3063 F 425.827.2423

A PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 24 NORTH, RANGE 05 EAST, W.M., CITY OF MERCER ISLAND, KING COUNTY, WASHINGTON

LORENZINI SHORT PLAT

CITY OF MERCER ISLAND FILE NO. SUB 22 - 002

A PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER SECTION 18, TOWNSHIP 24 NORTH, RANGE 05 EAST, W.M.,
CITY OF MERCER ISLAND, KING COUNTY, WASHINGTON



LORENZINI SHORT PLAT

CITY OF MERCER ISLAND FILE NO. SUB 22 - 002

TPN 7598100490

TPN 7598100491

__ 5' CONSTRUCTION EASEMENT

REC. NO. 20130130000366

10' SEWER EASEMENT

REC. NO. 5565732

13

VITUS SCHMID'S TONOT

VIIUS SCHMIUS TRACTS
VIIUS ACRE 7 DO
SEAT, 10'

A PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTERSECTION 18, TOWNSHIP 24 NORTH, RANGE 05 EAST, W.M., CITY OF MERCER ISLAND, KING COUNTY, WASHINGTON

N88'23'43"W 660.00'(C)(P)(P3)

> N1'01'21"E

TPN 7598100412

- 5'X15' SEWER EASEMENT REC. NO. 5783155 4 HILL 68,

PG. 28

11

VISITED JUNE 7, 2021

10

FOUND 1/2" BRASS PIN WITH PUNCH IN 3"X3" CONCRETE MONUMENT, DOWN 0.55' IN CASE

30.00'

320.02

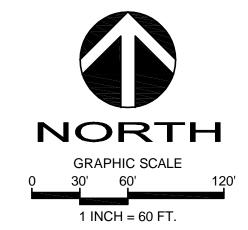
TPN 7598100411

N88'23'43"W 220.01'

N88'24'12"W 220.01'

SE 47TH STREET

RECORDING NO. VOL./PAGE



BASIS OF BEARINGS:

NORTH 01°01'21" EAST BETWEEN THE MONUMENTS FOUND AT THE INTERSECTION OF 86TH AVENUE SE AND SE 47TH STREET, AND IN THE CENTERLINE OF 86TH AVENUE SE AND CUL-DE-SAC, AS SHOWN ON THE PLAT OF HILL HIGH ESTATES, VOLUME 68 OF PLATS, PAGE 28

REFERENCES:

- 1. (P) PLAT OF VITUS SCHMID'S EAST SEATTLE ACRE TRACTS, VOLUME 7 OF PLATS, PAGE 76
- 2. (P2) PLAT OF HILL HIGH ESTATES, VOLUME 68 OF PLATS, PAGE 28
- 3. (P3) PLAT OF DANIEL'S ADDITION, VOLUME 72 OF PLATS, PAGE 60

- FOUND COPPER PIN WITH PUNCH IN 4"X4" CONCRETE MONUMENT, DOWN 0.9' IN CASE VISITED JUNE 4, 2021

BENCHMARK

30'

30'

.01,21"E

30'

N88'24'12"W-30.07

F

TPN 7598100410

DOWN 0.6' IN CASE VISITED JUNE 4, 2021

FOUND COPPER TACK IN LEAD

IN 4"X4" CONCRETE MONUMENT,

VERTICAL DATUM:

SOUTHWEST CORNER SECTION 18 -FOUND 1/2" BRASS DISK WITH PUNCH IN 3"X3" CONCRETE MONUMENT, DOWN 0.85' IN CASE

VISITED JUNE 7, 2021

FOUND 1/2" BRASS DISK

WITH PUNCH IN 3"X3"

DOWN 0.85' IN CASE VISITED JUNE 7, 2021

CONCRETE MONUMENT,

NAVD 88

BENCHMARK:

FOUND COPPER TACK IN LEAD IN 4"X4" CONCRETE MONUMENT, DOWN 0.6' IN CASE, AT THE INTERSECTION OF 86TH AVENUE SE AND SE 47TH STREET. GNSS OBSERVATION OF MONUMENT PRODUCED THE ELEVATION OF 317.158'.

237.96′(P2)

238.17'(M)

30'

30'

TPN 7598100475

TPN 7598100470

5' SEWER EASEMENT

- REC. NO. 5783138

10' SEWER EASEMĖNT — REC. NO. 20130130000366

SE 47TH PLACE

15

FOUND 1/2" BRASS PIN -

WITH PUNCH IN 3"X3"

CONCRETE MONUMENT,

DOWN 1.05' IN CASE

VISITED JUNE 7, 2021

14

LEGEND:

FOUND MONUMENT AS NOTED

SE 48TH STREET (VACATED)

- FOUND CORNER MONUMENT AS NOTED
- MEASURED DIMENSION

12

N88'11'47"W 660.03'(P2)(HELD) 660'(P)

- CALCULATED DIMENSION (C)
- DIMENSION CITED ON REFERENCE SURVEY, SEE REFERENCE LIST



D.R. STRONG **CONSULTING ENGINEERS** ENGINEERS PLANNERS SURVEYORS 620 - 7th AVENUE KIRKLAND, WA 98033 O 425.827.3063 F 425.827.2423

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DATE 03/10/2022 | SCALE 1"=60'

JOB NO. 21071

SHEET 3 OF 3

DRAWN JMS